

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
Held at 5:00 PM Thursday, September 13, 2012
437 SW 4th Avenue • Fort Lauderdale, Florida • 33315 • (954) 525-6444**

Item 1. Roll Call

The meeting was called to order and the following Board members were present:

James Camp III, Chair
Robert W. Kelley, Vice Chair
Board Member, Shirley Carson
Board Member, Nicholas Tranakas, M.D.

Absent: Maria Freeman (schedule conflict)

Staff:

Mike Tadros, CFO

Guest:

Brian Nemeroff, Auditor
Tom Tatum, Legal Counsel

Item 2. Review and Approval of the September 13, 2012 Regular Meeting Agenda

The Agenda was reviewed and no corrections or changes noted. Commissioner Tranakas moved approval; Commissioner Carson seconded. All voted in the affirmative.

Item 3. Review and Approval of the August 9, 2012 Regular Meeting Minutes

The Minutes were reviewed and no corrections or changes noted. Commissioner Tranakas moved approval; Commissioner Carson seconded. All voted in the affirmative.

Item 4. SECRETARY'S REPORT

1. Audited Financial Statements

Attachment 1 was a copy of the audited financial statements, presentation and audit report for fiscal year ended December 31, 2011.

Auditor, Brian Nemeroff, was present to review the financial reports, along with Auditor's letter and comments. He presented an overview of the financial reports and informed the Board that they encountered no difficulties or disagreements in performing the Audit for FYE December 31, 2011 and that there were no findings.

The Executive Director (E.D.) requested a motion to approve the Audited Financial Statements as presented. Commissioner Tranakas moved the motion to approve; Commissioner Carson seconded. All voted in the affirmative.

2. Sunnyreach Acres Change Orders

Change orders to complete work at the Sunnyreach high-rise building was discussed previously. **Attachment 2** was a summary of the final change orders to complete all work at Sunnyreach Acres. The following items were presented for discussion and approval:

- Change orders 13-27 for a total of \$42,556.08
- Change orders 16-26 for a total of 9,244.55

Total \$51,800.63

The net change order amount was \$28,806.51. A credit of \$22,994.12 was received from the vendor. The E.D. requested a motion to approve the net change order amount.

Commissioner Tranakas move the motion to approve; Commissioner Kelley seconded. All voted in the affirmative.

3. Review of the Housing Authority of the City of Fort Lauderdale's Affiliated Entities

The E.D. presented the Commissioners with a copy of an organizational chart and gave the Board an overview of where the H/A intends to be on the corporate entities after they are all structured.

4. Proposed Revision to the Personnel Policy

The E.D. presented the Commissioners with a copy of the revised policy for review and input. This will be discussed and approved at the next Board meeting.

5. Redevelopment Update

The E. D. gave the following updates on the HACFL's redevelopment projects:

- Northwest III completed
- Dr. Kennedy Homes should start occupying units by October 1st. Grand opening scheduled for November 29, 2012.
- Northwest II & IV closing in November and construction will start almost immediately.
- Sailboat Bend Apartments estimated to close in December. The H/A will move out half the residents to start renovation on the vacated units.

6. Update on Community Bus Service

This item was discussed previously. The E.D. updated the Board on the new developments regarding the H/A and the Community Bus Service.

The City of Fort Lauderdale is working with the County to get additional funding and the H/A agreed to operate the busses for a two (2) month extension. This issue should be resolved with the City by November. The Board will be updated when the final decision is made.

7. PHA Annual Plan for Fiscal Year 2013

Copies of the completed Agency Plan for fiscal year 2013 were placed in site offices for review and a public meeting, as required, has been scheduled for 6:00 PM, Thursday, October 11, 2012, at the Sailboat Bend Community room at 425 SW 4th Avenue.

Copies of the Agency Plan were also presented to the Commissioners at the September Board meeting. The plans will be approved at the October 11, 2012 Board meeting and the Commissioners will be required to attend the public meeting immediately following the Board meeting.

NEW BUSINESS

1. James Warren - Fair Housing Case

Mr. James Warren, former Dr. Kennedy Homes' tenant, filed a HUD Fair Housing claim stating that he was discriminated against and that the Housing Authority failed to address his requests for reasonable accommodation.

HUD is now ready to issue findings that Mr. Warren was a victim of discrimination. Mr. Warren's demand in damages is now one hundred thousand dollars (\$100,000) which the Authority need to respond to.

Legal Counsel, Tom Tatum, was present to discuss this issue with the Board and offer a recommendation. Mr. Tatum's recommendation was that the E.D. try to get this issue resolved through the HUD Conciliation mechanism.

Commissioner Tranakas proposed a motion that our Legal Counsel and the Executive Director have a private meeting to speak with Mr. Warren directly regarding his claim and that the Executive Director is requested to resolve the claim within his authority without further direction from the Board.

Commissioner Carson seconded. All voted in the affirmative except for Commissioner Kelly who opposed.

The E.D. also requested direction from the Board for when the HUD Fair Housing finding is issued. Commissioner Tranakas moved the motion to take the case to Federal Court. Commissioner Kelley seconded. All voted in the affirmative.

2. Legal Case with the Department of Housing and Urban Development (HUD)

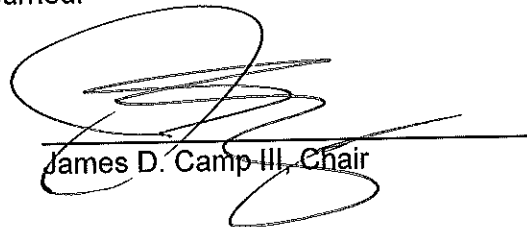
This item was discussed previously. About a year ago, HUD announced that for this fiscal year they were recapturing the reserves that were built up in the Public Housing Programs. The National Association of Housing & Redevelopment Officials (NAHRO) and the Public Housing Authorities Directors Association (PHADA) all believe that HUD's recapture of these reserves is not in keeping with the Federal Laws. Many Housing Authorities are coming together to file a lawsuit with HUD to recover their lost reserves. The deadline is end of September 2012 and the cost is capped at \$400,000.

The E.D. discussed this item and requested Board direction on whether to join the other 210 housing authorities in pursuing this issue.

Commissioner Tranakas moved the motion to approve the H/A joining the other housing authorities in pursuing the lawsuit with HUD; Commissioner Kelley seconded. All voted in the affirmative.

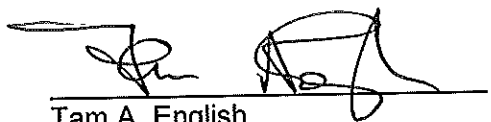
Item 6. Adjournment

There being no further discussion, the meeting was adjourned.



James D. Camp III, Chair

ATTEST:



Tam A. English
Executive Director/CEO/Secretary